

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

**February 14, 2019 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Joe Mora, Howard Lange (partial), Christine Hall. Absent was Diana Gutierrez.

Homeowners present: Jose Mercado; Bill Rauch; Denise Cora; Karen Holdrege and Eric Dahl.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Christine Hall, member-at-large.

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Denise Cora: #109 Requested bicycle parking on this side of the Grove (near meeting room). Joe Mora noted for future bicycle park additions.

Jose Mercado: #7638 Gutters overflowing and have been for a long time, could be causing the dryrot on the balconies and/or ledges. Cleaning of gutters planned.

Bill Rauch: Questioned how to determine functionality on drains and gutters, subject tabled until more is known

Approval of Prior Meeting Minutes: Approved.

Landscape Report: Everything is on schedule with no new issues.

Vendor Evaluation: None.

Ongoing concerns: Joe will use his discretion to select and provide reflectors on both exit and entrance gates.

Treasurer's Report for January 2019

	Jan 2019	YTD
Total Income	\$67,530.00	\$67,530.00
Op Expenses	36,789.65	36,789.65
Res Expenditures	6,791.00	6,791.00
Total Expenditures	43,580.65	43,580.65
Trans to Op Res	23,949.35	23,949.35
Trans from Op Res	-0-	-0-
Balance in Savings	\$2,579,620.05	
Due from Owners	\$6,460.93	
Total Assets	\$2,591,080.98	

Operating Expenses are about 1%+ below on cash basis.

Motion to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.

Treasurer's Report reviewed and approved as stated above by the Treasurer and by Joe.

Old Business:

- a. Updating Governing Docs: In progress
- b. 7606- Foundation work by Carter: 7606 start up delayed until 2/25/19 in order for residents to be notified. Chris moved to delay, Joe seconded. Approved.
- c. Building staircase lighting fixtures: Add additional funds for eight light fixtures unique to bridge, they are louvered, unlike other lights. Joe moved to pay Blair Electric \$9,107 for light fixtures, Chris seconded.
- d. Sidewalk repair / replacement: none at this time.
- e. Roofs/gutters/downspouts: replacement of gutters & downspouts on an as needed basis.
- f. Siding or dry rot repairs: #352, bridge, #261 & #361. Weather permitting.
- g. Bicycle parking: Joe is handling issue.
- h. New gate code: effective 2/4/19
- i. Fumigation: It was noted that we have fumigated 7628, 7634, 7630, 7638, 7632 in 2018.
- j. Noisy unit: no fines at this time, they will be put on notice.

New Business:

- a. Website: No new discussion
- b. Carports: will be inspected for both faulty fascia and leaky roofs after rainy season.
- c. Parking lot post lamps: Nine bulbs on post lamps at a cost of \$1,150 for replacement, or all 30 bulbs for \$2,700. Ask electrician to verify ballast is good as they replace bulbs.
- d. Re-labeling water meter lids: Will ask Robert at Affordable Painting and/or Enviroscaping for a bid to stencil the 185+ water meters according to the map.
- e. Recording liens: None at this time.

Executive Session (Unauthorized usage of facilities / possible trespasser)

Next Meeting 3/14/19 at 6PM, at 7610 meeting room

Meeting adjourned at 8:30 PM

Submitted by: Christine Hall, EHOA board member at large.